



## SIZE

218,610 square feet

## DEMOGRAPHICS

	1 mile	3 mile	5 mile
<b>Population</b>	5,693	25,558	31,329
<b>Households</b>	2,774	10,029	12,548
<b>Median HH Income (\$)</b>	65,266	57,629	59,085

## MAJOR TENANT(S)

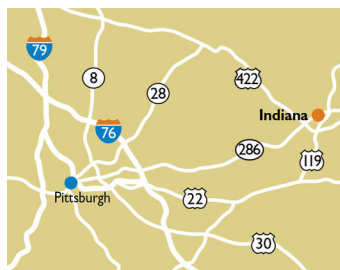
Lowe's  
Giant Eagle  
Michaels  
PetSmart

## LEASING CONTACT

Scott Faloni  
Mobile (410) 693-3248  
sfaloni@phillipsedison.com

## MORE INFO

www.phillipsedison.com



## LOCATION

475 S. Ben Franklin Road | Indiana, PA 15701

## PROPERTY HIGHLIGHTS

- Anchored by Giant Eagle, the number one grocer in the Pittsburgh area
- Additional national tenants include Lowe's, Michael's, PetSmart, and Verizon Wireless
- Located in Indiana, Pennsylvania with a population exceeding 25,500 in a three-mile radius



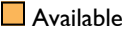


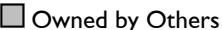

# TOWNFAIR CENTER

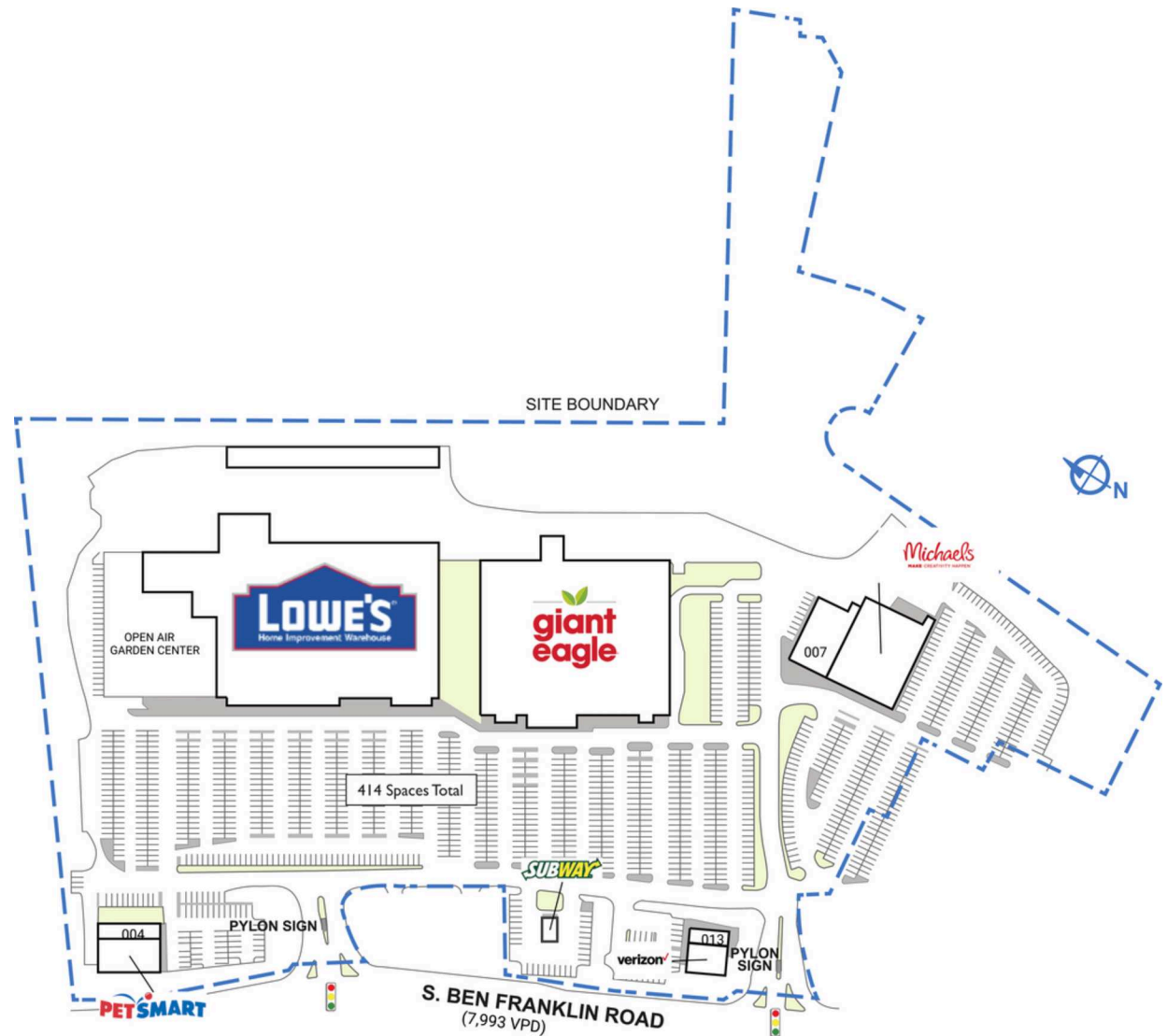
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SPACE	TENANT	SQ. FT.
ATM	Indiana First Bank	
001	PetSmart	5,995 SF
002	Lowe's	95,173 SF
004	Smokesville	1,953 SF
007	PA Liquor Control	8,050 SF
008	Michaels	17,592 SF
012	Giant Eagle	83,821 SF
013	OneMain Financial	1,980 SF
014	Verizon	3,046 SF
015	Subway	1,000 SF
<b>TOTAL SQ. FT.</b>		<b>218,610</b>

**SITE LEGEND**

 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

# TOWNFAIR CENTER

475 S. Ben Franklin Road | Indiana, PA 15701



# TOWNFAIR CENTER

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# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 40.614718

Longitude: -79.189453

Townfair Center Indiana, PA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	5,693	25,558	31,329
	2028 Projected Population	5,836	25,991	31,865
	2010 Census Population	6,122	26,195	32,786
	2000 Census Population	5,334	26,230	32,419
	1990 Census Population	5,228	26,458	32,696
	Historical Annual Growth 1990 to 2000	0.20%	-0.09%	-0.09%
	Historical Annual Growth 2000 to 2010	1.39%	-0.01%	0.11%
	Estimated Annual Growth 2010 to 2023	-0.53%	-0.18%	-0.33%
	Projected Annual Growth 2023 to 2028	0.50%	0.34%	0.34%
	Median Age	46.7	32.4	35.4
Households	Q4 2023 Estimated Households	2,774	10,029	12,548
	2028 Projected Households	2,847	10,232	12,796
	2010 Census Households	3,019	10,326	12,923
	2000 Census Households	2,354	9,640	12,206
	1990 Census Households	2,154	8,774	11,130
	Historical Annual Growth 1990 to 2000	0.89%	0.95%	0.93%
	Historical Annual Growth 2000 to 2010	2.52%	0.69%	0.57%
	Estimated Annual Growth 2010 to 2023	-0.61%	-0.21%	-0.21%
	Projected Annual Growth 2023 to 2028	0.52%	0.40%	0.39%
	Population per Household	1.97	2.14	2.16
Population by Race	White	86.7%	86.4%	87.6%
	Black or African American	4.4%	5.0%	4.3%
	Asian & Pacific Islander	3.4%	2.2%	1.9%
	Other Races	3.7%	3.7%	3.6%
	Hispanic Population	1.8%	2.8%	2.6%
Income	Average Household Income	\$88,961	\$80,777	\$81,538
	Median Household Income	\$65,266	\$57,629	\$59,085
	Per Capita Income	\$44,912	\$33,005	\$33,817
Education (Age 25+)	Elementary	1.2%	0.7%	0.8%
	Some High School	3.0%	3.3%	3.2%
	High School Graduate	28.6%	26.7%	29.2%
	Some College	16.7%	15.5%	15.8%
	Associates Degree Only	5.2%	7.1%	7.7%
	Bachelors Degree Only	23.5%	24.3%	22.8%
	Graduate Degree	21.8%	22.5%	20.5%
Business	Number of Businesses	248	964	1,147
	Total Number of Employees	3,072	13,568	15,814
	Employees per Business	12.38	14.08	13.79
	Residential Population per Business	22.94	26.51	27.32

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.